

FINAL  
ENVIRONMENTAL ASSESSMENT

for the  
New Temporary Lodging Facility  
at  
Charleston Air Force Base, South Carolina

Contract: FA4418-04-D-0002  
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Prepared For  
**Charleston Air Force Base**  
Charleston, South Carolina

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**TABLE OF CONTENTS**

**FINDING OF NO SIGNIFICANT IMPACT**

**ISSUE TRACKING MATRIX**

**1.0 PURPOSE AND NEED FOR PROPOSED ACTION ..... 1**

1.1 Purpose and Need .....1

1.2 Decision Needed .....1

1.3 Scoping Summary .....2

1.4 Applicable Regulatory Requirements .....2

**2.0 DESCRIPTION OF THE PROPOSED ACTION AND ALTERNATIVES..... 5**

2.1 Detailed Discussion of the Proposed Action .....5

2.2 Alternatives Considered.....6

**3.0 AFFECTED ENVIRONMENT ..... 7**

3.1 Introduction.....7

3.2 Location, History, and Current Mission.....7

3.3 Description of the Project Area.....7

**4.0 ENVIRONMENTAL CONSEQUENCES..... 10**

4.1 No-Action Alternative .....10

4.2 Proposed Action.....10

4.3 Cumulative Effects.....10

4.4 Mitigating Cumulative Effects.....11

**5.0 CONCLUSION ..... 12**

**6.0 LIST OF REFERENCES ..... 13**

7.0 LIST OF PREPARERS..... 14

8.0 LIST OF AGENCIES AND PERSONNEL CONTACTED ..... 15

APPENDICES

Appendix A	Public Notice Document
Appendix B	Records of Communication
Appendix C	Site Maps
Appendix D	Photographs
Appendix E	Wetlands Map



## **US AIR FORCE - CHARLESTON AIR FORCE BASE**

### **FINDING OF NO SIGNIFICANT IMPACT CONSTRUCTION OF TEMPORARY LODGING FACILITY CHARLESTON AIR FORCE BASE**

Pursuant to the Council on Environmental Quality regulations for implementing the procedural provisions of the National Environmental Policy Act (NEPA) and 32 Code of Federal Regulations (CFR) 989, *Environmental Impact Analysis Process (ELAP)*, Charleston Air Force Base (CAFB) has prepared an Environmental Assessment (EA) for this action. The purpose of the EA is to determine the extent of environmental impacts that may result from construction of a new Temporary Lodging Facility (TLF) and to evaluate whether these impacts, if any, will be significant.

#### **DESCRIPTION OF PROPOSED ACTION**

The United States Air Force (USAF) proposes to construct a new TLF at the northwest corner of the intersection of James Avenue and Davis Drive with additional property across James Avenue to the southwest. The goal is to provide modern, comfortable, and attractive short-term housing in a safe environment with adequate privacy for families making permanent change-of-station moves. The new facility will consist of 37 living units and 1 support building, both structures with concrete foundations, structural steel framing, standing seam sloped metal roofs, and brick veneer/stucco exteriors. Construction will include fire detection and alarm systems, communications support for voice and data systems, access road/parking areas with curbs and gutters, sidewalks, landscaping, and necessary and required utilities and antiterrorism/force-protection measures.

Currently, transient family lodging space at Charleston AFB is inadequate, below contemporary standards and not representative of modern USAF lodging facilities. Patrons are either assigned to the substandard on-base TLF or to military family housing units located off base, temporarily designated as temporary lodging facilities. The sole on-base TLFs are 40-plus years-old buildings that are noisy, require frequent pest control, have inadequate ventilation, a pervasive smell of mildew, do not meet current seismic standards, and contain termite damaged roof trusses, joists and interior partitions. Those housing units (Buildings 3004 – 3112) were constructed in 1962, have never been renovated, and are planned for demolition.

Two sites were considered in this EA. The preferred site, at the northwest corner of Davis Drive and James Avenue, is at the fringe of a residential section of Charleston AFB. It is predominantly grass covered with clusters of trees and has available sanitary sewer, potable water, stormwater drainage and electrical connections. The part to the northwest of Davis Drive and James Avenue has a rip-rap-lined drainage ditch that parallels Davis Drive, turns 90 degrees and then parallels James Avenue. Alternative 1 is to build the TLF at a location to the northwest, adjoining property containing dormitories for single occupants. It is a less desirable location than the preferred site because of the proximity to the dormitories and the remoteness from other family housing.

The alternative of doing nothing was also considered. Under the No-Action alternative, arriving families will continue to be housed in substandard lodging, reflecting a lack of proper respect for the military family and appreciation of the difficulties experienced with a directed move, both negatively affecting the morale of the military member and potentially any future career decisions.

The Proposed Action at the preferred site is consistent with existing land use, resolves the issues of limited temporary housing for personnel, and conforms to the base's Capital Improvement Plan.

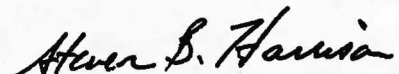
#### CONCLUSION

Based on the findings presented in the EA, a Finding of No Significant Impact (FONSI) to the environment is appropriate if the Proposed Action is implemented. Therefore, an Environmental Impact Statement (EIS) is not required for this project.

The project will be implemented upon approval and after public notice.

All interested agencies, groups and persons disagreeing with this decision are invited to submit written comments for consideration by the Charleston AFB Environmental Office. For questions regarding the EA, contact 437 CES/CEVP Environmental Office at Charleston AFB, South Carolina, (843) 963-4976.

SIGNED:

  
STEVEN B. HARRISON, Colonel, USAF  
Vice Commander, 437th Airlift Wing  
Environmental Protection Committee Chairperson

DATE: 13 Aug 05

**ENVIRONMENTAL ASSESSMENT  
FOR THE  
NEW TEMPORARY LODGING FACILITY  
AT  
CHARLESTON AIR FORCE BASE**

ISSUE TRACKING MATRIX

Issues	Proposed Action (Preferred Site)	Alternative 1 (Alternative Site)	No-Action
Wetlands	NSI	N/A	N/A
Wildlife	N/A	N/A	N/A
Plant Life	N/A	N/A	N/A
Cost	\$5.3 Million*	Unknown	N/A
Purpose/Need	Compatible	Compatible	Incompatible

N/A = Not Applicable  
NSI = No Significant Impact  
\* - Cost of the Proposed Action provided by the 437 CES – DD Form 1391

## **1.0 PURPOSE AND NEED FOR PROPOSED ACTION**

### **1.1 Purpose and Need**

The Proposed Action is required to remedy a spatial shortage, as there currently are not enough temporary lodging facilities for families, including those with special needs and/or a need for two bedrooms. The current plan for the TLFs per the Charleston Air Force Base 2020 plan will provide for one- and two-bedroom units, allow for Americans with Disabilities Act (ADA) amenities, plus add convenient parking and green spaces. The units will provide a modern, comfortable and attractive short-term housing in a safe environment with adequate privacy. Given the shortage of units and the deteriorating condition of the existing facilities, many families are being housed in off-base hotels – at the expense of CAFB appropriated funds. The sole on-base Temporary Lodging Facilities are 40-plus year-old buildings that are noisy, require frequent pest control, have inadequate ventilation, a pervasive smell of mildew, do not meet current seismic standards, and contain termite damaged roof trusses, joists and interior partitions. The continued lack of TLFs on the base could be a detriment to the base in that, the morale of permanent-change-of-station personnel in substandard lodging reflects a lack of proper respect for the military family and appreciation of the difficulties experienced with a directed move, potentially determining the future career decisions of personnel selected for a permanent change of station to CAFB.

Landauer Realty Advisors evaluated the temporary lodging requirements. Their findings, conclusions and recommendations based on the stated Air Force objective of achieving 85% annual occupancy of Priority 1 customers are included in the TLF Needs Assessment Study (NAS) Final Report dated 20 July 1995. It indicates there are 18 units (Building 330) that can be repaired, leaving 37 that need to be constructed, for a total of 55 units available for temporary housing.

The project will include the following:

- Multiple bedroom configurations;
- Privacy;
- Convenient parking;
- Landscaping;
- Laundry room facility;
- Easy access to main base facilities (e.g., Library, Fitness Center);
- Parking, curbs and sidewalks, green areas;
- Utilities.

### **1.2 Decision Needed**

Based on the analysis documented in this report, the Chairman of the Environmental Protection Committee will make the following decisions:

- Does the current TLF shortage and substandard conditions create an undo burden on families re-assigned to Charleston AFB?
- Should a new TLF be constructed?

### 1.3 Scoping Summary

The scope of this Environmental Assessment (EA) includes construction of a new Temporary Lodging Facility and supporting infrastructure. This EA also evaluates the potential environmental impact of constructing the new TLF. The preferred site is at the northwest corner of Davis Drive and James Avenue with additional property adjoining to the southwest and across James Avenue to the southwest. It is at the fringe of a residential section of Charleston AFB. Please see Appendix C for proposed site location.

### 1.4 Applicable Regulatory Requirements

#### Stormwater Management

As detailed in the South Carolina Department of Health and Environmental Control (SCDHEC) Stormwater Management and Sediment Reduction Handbook, specific requirements of the permit application and approval process are based on the amount of actual land disturbance and, if the activity is in the Coastal Zone, the project's proximity to a receiving water body. The permit application procedures are:

- For activities involving less than one (1) acre of actual land disturbance and which are not part of a larger common plan of development or sale, the person responsible for the activity shall submit a simplified stormwater management and sediment control plan meeting the requirements of R.72-307H, and the appropriate reporting form. This plan does not require approval by the Department of Health and Environmental Control and does not require preparation or certification by a registered engineer, landscape architect, or Tier B land surveyor. The DHEC staff does have the authority to conduct site inspections on these projects to insure compliance with the submitted plans.
- For activities involving at least one (1) acre (and less than one (1) acre in certain cases) but two (2) acres or less of actual land disturbance and which are not part of a larger common plan of development or sale, the person responsible for the activity shall submit a simplified stormwater management and sediment control plan meeting the requirements of R.72-307H and the appropriate reporting form. The applicant is also responsible for meeting the requirements of the NPDES General Permit SCR100000. This plan does not normally require approval by the Department of Health and Environmental Control but does need to be prepared by a qualified individual. The Department has the right to require additional information on a case-by-case basis.
- For activities involving two (2) acres or less of actual land disturbance which are within one-half (1/2) mile of a receiving water body in the Coastal Zone. The Coastal Zone Management Program Refinements state that "stormwater management and

sediment reduction plan submittal and regulatory approval shall be required for those smaller projects located within 1/2 mile of a receiving waterbody." Particular emphasis shall be placed on the following projects in this category:

- (a) All commercial buildings which will handle hazardous chemicals (including gasoline, kerosene, diesel fuel, nutrients, etc.).
- (b) All commercial buildings and parking/runway areas with greater than one (1) acre of impervious surface (building and parking).
- (c) All commercial buildings and parking/runway areas with greater than one-half (1/2) acre of impervious surface located directly adjacent to a saltwater (critical) area.
- (d) All residential subdivision developments located directly adjacent to a saltwater (critical) area.
- (e) All projects impacting Geographical Areas Of Particular Concern (GAPC's).

These activities (a-e) must meet the requirements of R.72-307I and must have the plans and specifications prepared by a registered engineer, landscape architect or Tier B land surveyor. Other activities in this category require a permit but must only meet the submittal requirements of R.72-307H, which do not require preparation by a licensed professional. If an activity falls into this category and the actual land disturbance is greater than or equal to one (1) acre (or less than one (1) acre in certain cases), the requirements of the NPDES General Permit SCR100000 also apply as outlined above under the second bullet.

- For activities involving more than two (2) acres of actual land disturbance, which are not part of a larger common plan of development or sale, the requirements of R.72-305 and R.72-307 and the requirements of the NPDES General Permit SCR100000 apply. Plans and specifications for these activities will be prepared by professional engineers, landscape architects or Tier B land surveyors. Additional design requirements apply for certain projects in the Coastal Zone as adopted in the Coastal Zone Management Program. These requirements address design needs for activities located in close proximity to receiving water bodies, bridge projects, golf courses, mines and landfills.

Because Charleston AFB is located in a coastal county, permit applications must be submitted to the SCDHEC Office of Ocean and Coastal Resource Management (OCRM) for approval. The OCRM administers SCDHEC's stormwater/erosion-control requirements in these coastal areas.

#### Wetlands

A small wetland is in the vicinity of the proposed site, but no impact is anticipated on that wetland. Regarding the alternative site location, no wetland will be affected. This conclusion was reached based on a review of the *Final Report for Natural Resources Surveys, Charleston Air Force Base, South Carolina*, October 2003.



#### Threatened and Endangered Species

In consideration of the proposed site and the alternative site, no threatened and/or endangered species will be affected by this project. This determination was made based on a review of the *Final Report for Natural Resources Surveys, Charleston Air Force Base, South Carolina*, October 2003; and a review of *South Carolina Rare, Threatened, and Endangered Species Inventory, Species Found in Charleston County*, June 9, 2003.

#### Environmental Permits

- A Construction Permit will be required for the connection of the sewer lines from the main line on Davis Drive to the final site location.
- A Land Disturbance Permit will be required after the Sediment and Erosion Control Plan has been submitted and approved by SCDHEC. The submittal will need to be in digital format (AutoCAD) along with a narrative describing the intended work at the site. Should a Land Disturbance Permit not be required, SCDHEC asks that a submittal be made for its permanent files.
- SCDHEC requires an Air Permit for Gas-Fired Boilers that are over 1.5 million BTUs.
- A Potable Water Permit will be required if the project requires tapping the main water line more than once or if a well will be required to support the facility.



## **2.0 DESCRIPTION OF THE PROPOSED ACTION AND ALTERNATIVES**

### **2.1 Detailed Discussion of the Preferred Site**

The Proposed Action includes construction of a new Temporary Lodging Facility and supporting infrastructure at the northwestern corner of Davis Drive and James Avenue. There is additional property across James Avenue to the south that is available for expansion. An alternate location is toward the center of an area bordered by Arthur Drive, Hill Boulevard, Davis Drive and Simpson Street. The sites are referred to as the Preferred Site and Alternative 1 in this EA report. Both are shown on maps in Appendix C.

#### Preferred Site

The preferred site is located at the northwest corner of Davis Drive and James Avenue; additional property adjoins to the southwest and continues across James Avenue to the southwest for expansion of the facility. The approximate 3.7-acre site (plus 11.1-acre expansion area) is relatively flat; a riprap-lined drainage ditch transverses the site parallel to Davis Drive. Planned improvements to the land include a landscaped parking area, children's play area, and green spaces that would mingle with adjacent green space, maintaining a cohesiveness of the grounds. The existing TLFs (excluding Building 330) are currently in a state of disrepair and scheduled to be demolished. Being able to utilize existing utilities infrastructure will help facilitate site work completion. The location for the new TLF is the preferred site because:

- Proximity to other families in permanent base housing;
- Ease of access to main base amenities (e.g., Fitness Center and Library);
- Major utility infrastructure located on Davis Drive;
- The site size will compliment the proposed design;
- The site configuration will allow for expansion,
- Conforms to the base's Capital Improvement Plan (CIP).

According to the 437 CES Design Office, the estimated cost of the Proposed Action at this site is \$5.3 million. This cost does not include demolition or site preparation.

#### Alternative 1

Alternative 1 is a site located toward the center of an area bordered by Arthur Drive, Hill Boulevard, Davis Drive and Simpson Street. Existing parking already on the site can be utilized to a degree if the design of the TLFs joins with some of these parking areas. Surrounding the Alternative 1 site are existing dormitories for single (unmarried) personnel. It is also further away from the main base family housing. A new medical building is planned for property adjoining the Alternative 1 site.

Alternative 1 is not the preferred location for the new TLF for the following reasons:

- The site size is smaller than the preferred site;
- Limited options for expansion;
- Remote from other family housing;

- Incompatible with surrounding dormitories.

## 2.2 Alternatives Considered

Two alternatives were considered and evaluated. They include:

- No action
- Alternative 1 – New TLF at a different site.

### 2.2.1 Detail Discussion of the No-Action Alternative

With the No-Action Alternative, the new TLF would not be constructed. Some permanent-change-of-station personnel would continue to be housed in existing, deteriorating TLFs or in off-base facilities. The existing TLFs will require continuing expenditure of maintenance and repair funds and even then would not achieve a minimum level of adequacy. Off-base housing would be a continuing drain of the base's financial resources. In either case, the morale, welfare, and productivity of assigned personnel will be negatively impacted by not having an adequate, affordable living area near their on-base assignments.

### 2.2.2 Detailed Discussion of Alternative 1

Alternative 1 is suitable for the proposed action based on environmental considerations. However, constructing the new TLF at the alternative location would limit opportunities for expansion and would isolate the occupants from other families on base. Proximity to dormitories would limit opportunities for family recreation.

### 2.2.3 Detailed Discussion of the Preferred Alternative

The Proposed Action at the selected site is the Preferred Alternative. It resolves the need for modern, comfortable and attractive short-term housing in a safe environment with adequate privacy for incoming families. The Proposed Action at the preferred site will meet all the project objectives and will have minimal impact on the environment. The site selected will also be consistent with long-range land use planned for the installation.

### **3.0 AFFECTED ENVIRONMENT**

#### **3.1 Introduction**

Representatives of ZAPATAENGINEERING visited Charleston AFB on March 17, 2005. The purpose of this visit was to meet with Charleston AFB personnel to collect site and project information. Reconnaissance of the proposed sites for the new TLF was conducted to develop a site-specific understanding of current environmental conditions. The sites are located in a section of the base that includes other residential facilities.

Wetlands and other natural resource issues at Charleston AFB are described in detail in the *Final Report for Natural Resources Surveys, Charleston Air Force Base, South Carolina*, October 2003, prepared by Pinnacle Consulting Group. The expansion area of the Preferred Alternative is located near a delineated wetland (CH21); the site for alternative 1 is not near a wetland (see Appendix E). The sections that follow describe environmental concerns regarding construction of the new TLF. The discussions are derived primarily, in some cases verbatim, from the *Final Report for Natural Resources Surveys*.

#### **3.2 Location, History, and Current Mission**

Charleston AFB is home to the 437<sup>th</sup> Airlift Wing that provides a large part of Air Mobility Command's global reach airlift capability. The mission of the 437<sup>th</sup> Airlift Wing is to airlift troops and passengers, cargo and medical supplies. The mission may require airdrop of troops, equipment and supplies. Missions may be military, humanitarian or to support U.S. embassies. Since 1993, the 437<sup>th</sup> Airlift Wing has been flying the C-17 Globemaster III transport aircraft.

The history of CAFB dates back to 1931, when an airfield and flying service were established at Charleston's airport. The Army Air Corps took control of the airfield in 1941. In 1952, Charleston and the Air Force agreed to joint use of the runways. Units assigned to CAFB have participated in military actions from World War II to the present.

Charleston AFB is a joint-use airfield, sharing two intersecting runways with Charleston International Airport. CAFB is situated within a developed area of North Charleston, South Carolina. Surrounding development consists of residential, commercial and industrial areas. Charleston AFB is bordered to the west by Dorchester Road. Interstate Highway 26 is located northeast of the base. The proposed TLF will be located in the vicinity of existing housing units.

#### **3.3 Description of the Project Area**

##### **3.3.1 General Land Use**

Approximately 85 percent of the land at Charleston AFB is characterized as "improved grounds." This category includes acreage on which maintenance must be planned and performed. The dominant land use at Charleston AFB within the improved grounds category consists of an airfield, aircraft operations and maintenance areas, industrial and administrative areas, and housing.

The remaining 15 percent of the land at Charleston AFB is comprised of forests and wetlands. Portions of these areas are classified as “semi-improved lands,” which require periodic maintenance. Remaining forests and wetlands are classified as “unimproved lands” that are kept in a natural state by Charleston AFB.

### 3.3.2 Soils

Fifteen soil types have been mapped at Charleston AFB. The surface soils are typically sand and sandy loam, with clay content generally increasing with depth. Permeability is relatively higher in surface soils, and decreases with depth and increasing clay content. The decrease in permeability of the clayey subsoil results in short-term saturation of sandy surface soils following rainfall events.

### 3.3.3 Principal Natural Communities

Virtually all of the natural communities at Charleston AFB consist of forested wetlands, most of which are located near installation boundaries. Red maple, sweetgum, sweetbay, and black willow trees control the canopy of these wetland communities. Understory communities include viburnum, redbay, elderberry, and privet shrubbery. The herb layer communities consist of soft rush, alligator weed, smartweeds, and chain ferns. An elongated ephemeral gum pond is located in the northwest portion of the installation. The forested wetland is dominated by swamp blackgum, with few red maples around the fringes.

### 3.3.4 Plant and Animal Life

#### 3.3.4.1 Plant Life

- No federally listed threatened and/or endangered (T&E) plant species, nor suitable habitat for such species, is present at either the site of the Preferred Alternative or Alternative 1.
- No federal Species-of-Concern or suitable habitat for such species is present at either site.

#### 3.3.4.2 Animal Life

- No federally listed T&E animal species or suitable habitat for such species is present at either site.
- No state listed threatened, endangered or special-concern animal species or suitable habitat for such species is present at either site.

The following indigenous animals are common to the area:

- Mammals: White-tailed deer.
- Birds: Eastern kingbird, northern cardinal, blue jay, red-tailed hawk, white-eyed vireo, and American goldfinch.

No reptiles or amphibians reportedly were sighted or heard during the T&E surveys.

ZAPATAENGINEERING reviewed the *South Carolina Rare, Threatened, and Endangered Species Inventory, Species Found in Charleston County*, June 9, 2003, to verify that no species, as identified in the *Natural Resources Surveys*, was listed as threatened or endangered.

#### 3.3.5 Special Interest Natural Areas

The *Final Report for Natural Resources Surveys* identified one area, the ephemeral gum pond located in the northwestern portion of the base, as a special interest natural area. This habitat provides excellent breeding habitat for amphibians. The pond is remote from the proposed TLF at either site.

## **4.0 ENVIRONMENTAL CONSEQUENCES**

This section discusses the probable consequences of each alternative on the affected environment.

### **4.1 No-Action Alternative**

No environmental consequences are associated with the No-Action alternative. This alternative allows for the existing TLF deficiencies to remain unresolved. Because there would be no construction, there would be no potential for environmental impact.

### **4.2 Alternative 1**

Minimal environmental impact is anticipated for construction of a TLF at the alternate site. However, drawbacks to the Alternative 1 site are its remoteness from other family housing and its proximity to dormitories.

### **4.3 Proposed Action**

The Proposed Action is construction of a new TLF at the preferred site. The Proposed Action will meet current Air Force and Department of Defense (DoD) standards and the CIP, is consistent with existing land use, and resolves the issues of unsuitable and limited temporary housing for families. Minimal environmental impact is anticipated at the proposed site.

### **4.4 Cumulative Effects**

The Council on Environmental Quality defines cumulative effects in 40 CFR 1508 as the impacts on the environment which result from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency (federal or nonfederal) or person undertakes such actions. Cumulative effects can result from individually minor but collectively significant actions taking place over a period of time.

In addition to the construction of the TLF, numerous construction activities are planned on the installation over the next several years. During this period, there is the potential for adverse short-term cumulative effects on air quality and contributions to noise. There could be adverse short-term cumulative effects associated with increased construction traffic and rerouted base traffic.

Minor adverse long-term cumulative effects to surface water would be expected. The new TLF would add impervious surface to the watershed. Additional impervious surface would be expected to increase stormwater runoff to installation wetlands. Appropriate stormwater management designs would be expected to minimize adverse cumulative effects of increased stormwater runoff.

Favorable long-term cumulative effects to socioeconomics and quality of life would be expected for personnel. Construction of the new TLF would alleviate the financial burden placed on the base to provide off-base housing in hotels as well as build the morale and ease the transition to permanent base housing. There might be an adverse effect on owners of off-base rental property

whose tenants would be relocated to the new TLF. This impact should be minimal relative to the large amount of rental property in the area around Charleston AFB.

#### 4.5 Mitigating Cumulative Effects

Mitigation actions would be expected to reduce, avoid, or compensate for adverse cumulative effects. The following summarizes proposed mitigation actions.

##### 4.5.1 Air Quality

- Ensure dust control measures are implemented during the construction effort.

##### 4.5.2 Noise

- Limit construction activities to daylight hours.

##### 4.5.3 Stormwater

- Use best management practices to reduce soil erosion during construction.
- Follow SCDHEC/OCRM regulations on stormwater management, sediment and erosion control.
- The drainage ditch as associated culverts and subsurface drains likely will need to be replaced.

##### 4.5.4 Traffic

- Limit construction vehicle access to the base to a single gate.
- Coordinate traffic rerouting and road closures with the Civil Engineering Squadron to alleviate the impact to emergency response and base traffic.
- Coordinate staging areas for construction material and demolition debris with the Civil Engineering Squadron to expedite material drop-off and debris pick-up.



## **5.0 CONCLUSION**

The Proposed Action at the preferred site, as described in this document, is the preferred alternative that meets all requirements of the project, with consideration of the surrounding environment. Building the new TLF alleviates existing housing shortages for permanent-change-of-station (PCS) personnel and removes the financial burden placed on CAFB to provide off-base accommodations. The Proposed Action will meet current Air Force and DoD standards and the CIP, is consistent with existing land use, and resolves the issues of limited housing space for PCS personnel. Minimal environmental impact is anticipated.

Alternative 1 is feasible from an environmental standpoint, but placing the TLF at this alternate location has negative implications for the quality of life for the families that would occupy it.

The No-Action alternative is protective of the environment, but does not meet project requirements and the base's long-term planning goals.



## 6.0 LIST OF REFERENCES

32 CFR 989, *Environmental Impact Analysis Process (EIAP)*, July 2002

AF Form 813, *Preliminary Environmental Impact Analysis, No. 04-3, DKFX 03-5005*, February 25, 2004.

Charleston Air Force Base, Base General Plan □, Under Development

Charleston Air Force Base, *2020 Plan*, Appendix F, Temporary Lodging Facility

Department of the Air Force, *Statement of Work for Environmental Assessment (EA), Temporary Lodging Facility, Charleston Air Force Base*, March 2005.

DD Forms 1391 and 1391c, FY 2002 Military Construction Project Data, New Temporary Lodging Facility, Charleston AFB, South Carolina, 7 April 2001.

Landauer Realty Advisors, Inc., 1995, *Needs Assessment Study, Temporary Lodging Facilities, Charleston Air Force Base*, Charleston, South Carolina, 25 January 1995.

Pinnacle Consulting Group, 2003. *Final Report for Natural Resources Surveys, Charleston Air Force Base, South Carolina*, Contract No. F41624-94-D-8048, August 2003.

South Carolina Department of Health and Environmental Control, Bureau of Water, Office of Ocean and Coastal Resource Management, *South Carolina Stormwater Management and Sediment Control Handbook for Land Disturbance Activities*, August 2003.

South Carolina Department of Health and Environmental Control, Bureau of Water, NPDES Stormwater Program at the web address of <http://www.scdhec.net/water/html/swnpdes.html>.

South Carolina Department of Health and Environmental Control, Office of Ocean and Coastal Resource Management, Stormwater Permitting and Certification at the web address of <http://www.scdhec.net/ocrm/html/apps.html>.

South Carolina Department of Natural Resources, Wildlife and Freshwater Fisheries Division. *South Carolina Rare, Threatened & Endangered Species Inventory*, Species Found in Charleston County, June 9, 2003.

## **7.0 LIST OF PREPARERS**

This report was prepared for Charleston AFB, Environmental Management Office by ZAPATAENGINEERING. Listed below are members of the professional staff who contributed to the development of this document.

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## 8.0 LIST OF AGENCIES AND PERSONNEL CONTACTED

Presented below is a listing of each agency consulted or contacted.

<u>Agency</u>	<u>Contact</u>
437 CES/CEVP Charleston AFB Charleston, South Carolina 29404	Mr. Bo Camp
437 CES/CECP Charleston AFB Charleston, South Carolina 29404	Mr. Vaughn Bussell
437 CES/CECP Charleston AFB Charleston, South Carolina 29404	Mr. Bill Werrell
437 SVS/SV Charleston AFB Charleston, South Carolina 29404 Telephone Number: 843-963-4314	Mr. Jamie Ayala
437 SVS/SVML Charleston AFB Charleston, SC 29404 Telephone Number: 843-963-3819	Mr. Joe Abell
South Carolina Department of Health and Environmental Control Office of Ocean and Coastal Resource Management 1362 McMillan Avenue, Suite 400 Charleston, South Carolina 29405 Telephone Number: 843-744-5838	Ms. Shannon Hicks
South Carolina Department of Health and Environmental Control Bureau of Water Quality 1362 McMillan Avenue, Suite 400 Charleston, South Carolina 29405 Telephone Number: 843-740-1590	Mr. Harvey Wilkins

South Carolina Department of Health and Environmental Control  
Bureau of Air Quality  
1362 McMillan Avenue, Suite 400  
Charleston, South Carolina 29405  
Telephone Number: 843-740-1590

Mr. Mark Hiott

USACE Savannah District  
Charleston, South Carolina 29404  
Telephone Number: 843-329-8026

Mr. Charlie Crosby

## **PUBLIC NOTICE DOCUMENT**

### **NOTICE TO PUBLIC OF NO SIGNIFICANT IMPACT ON THE ENVIRONMENT**

June 2005

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS

Charleston Air Force Base proposes to construct a new Temporary Lodging Facility. The new facility will be constructed on a presently undeveloped parcel within a portion of the base that includes other residential facilities. The new facility will consist of:

- Sleeping and kitchen facilities;
- Landscaping to include green areas;
- Laundry facilities within each unit;
- Playground area for children;
- Parking;
- Utilities;
- Utility support unit.

#### FINDING OF NO SIGNIFICANT IMPACT

It has been determined that construction of the new Temporary Lodging Facility will not significantly affect the quality of the environment. The Charleston Air Force Base Environmental Office has prepared an Environmental Assessment under the National Environmental Policy Act of 1969. The Environmental Assessment indicates that the project will not have any impact on wetlands or threatened and endangered species. The new Temporary Lodging Facility will be built on a tract of land in a portion of the base that includes other residential facilities. Necessary agencies were consulted about this project.

The Environmental Assessment is on file at the Dorchester County Library, located near Charleston Air Force Base, on Dorchester Road and is available for public examination and copying upon request between the hours of 10 AM and 5 PM, Monday through Friday.

No further environmental review of this project is proposed to be conducted prior to commencement of construction.

#### PUBLIC COMMENT ON FONSI

Within 30 days of this publication, all interested agencies, groups, and persons disagreeing with this decision are invited to submit written comments for consideration by the Charleston Air Force Base Environmental Office to 437 CES/CEVP, 100 West Stewart Avenue, Charleston Air Force Base, South Carolina 29404. All such comments received will be considered. Charleston Air Force Base will not take any action on the proposed project prior to the public comment period expiration.

**RECORD OF COMMUNICATION**

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PROJECT TASK: NEW TEMPORARY LODGING FACILITY, ENVIRONMENTAL ASSESSMENT

COMMUNICATION WITH: SCDHEC Receptionist

DATE OF COMMUNICATION: APRIL 5, 2005

TELEPHONE NUMBER: (843) 740-1590

CONDUCTED BY: Lisa Paige

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RE: New Temporary Lodging Facility

**SUMMARY:** I asked the receptionist whom would I need to speak with about environmental permits for construction at Charleston Air Force Base. She said that I would need to speak with Harvey Wilkins. I was transferred to his voicemail and left a message.

**FOLLOW-UP:** Harvey Wilkins returned my call at 1:05pm. I then called him back at 1:35pm and asked questions about the permitting of the TLF.

A Construction Permit WILL be required due to the sanitary sewer connections for more than one building.

A Potable Water Permit will not be required due to the fact that the new buildings will be tapping into existing primary facilities on the base.

He then directed me to Susan Yates with Air Quality Control for the additional permitting questions that I had. He transferred me to her line where I left a voice mail.

**RECORD OF COMMUNICATION**

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PROJECT TASK: NEW TEMPORARY LODGING FACILITY, ENVIRONMENTAL ASSESSMENT

COMMUNICATION WITH: Mark Hiott

DATE OF COMMUNICATION: APRIL 6, 2005

TELEPHONE NUMBER: (843) 740-1590

CONDUCTED BY: Lisa Paige

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RE: New Temporary Lodging Facility

**Summary:** Mark Hiott, SCDHEC, Environmental Quality Control - Air Quality Control Division returned a call that I had placed to Susan Yates yesterday. We discussed the permitting issues for CAFB and the EA study.

An Air Permit for Gas Fired Boiler will NOT be required if the boiler is UNDER 1.5 million BTUs.

Mark then transferred me to the Ocean and Coastal Resource Management (OCRM) office. I left a message for Richard Geer.

**RECORD OF COMMUNICATION**

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PROJECT TASK: NEW TEMPORARY LODGING FACILITY, ENVIRONMENTAL ASSESSMENT

COMMUNICATION WITH: Shannon Hicks

DATE OF COMMUNICATION: APRIL 7, 2005

TELEPHONE NUMBER: (843) 747-4323 x123

CONDUCTED BY: Lisa Paige

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RE: New Temporary Lodging Facility

**SUMMARY:** Ms. Shannon Hicks of SCDHEC returned my call to Richard Geer of the OCRM division at 1:50 pm. I asked her about the Land Disturbance Permitting notations in the paperwork that ZAPATAENGINEERING was provided by CAFB.

I told her that the TLF is proposed to be built in the same area as other existing TLF's.

She stated that a Land Disturbance permit WILL need to be issued for projects over 2 acres and/or ½ mile from receiving water bodies. She noted that the "blue line streams" on Quad Maps are the areas of receding and receiving bodies of water.

She also mentioned that even if the project does not require a permit – SCDHEC would like a copy of the footprint of the building shown in the property boundaries in digital format (AutoCad), notations being in State Plan Coordinates for their files as well as a narrative of the intended use for the site.

The State Storm Water Package has all the information required for contractors and/or AE to fill out the paperwork.



**RECORD OF COMMUNICATION**

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PROJECT TASK: NEW TEMPORARY LODGING FACILITY, ENVIRONMENTAL ASSESSMENT

COMMUNICATION WITH: Mr. Joe Abell, General Manager of Housing at CAFB

DATE OF COMMUNICATION: APRIL 13, 2005

TELEPHONE NUMBER: (843) 963-3819

CONDUCTED BY: Lisa Paige

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RE: New Temporary Lodging Facility

Called at 1:00pm and left a message. I called regarding current off-base housing costs.

**RECORD OF COMMUNICATION**

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PROJECT TASK: NEW TEMPORARY LODGING FACILITY, ENVIRONMENTAL ASSESSMENT

COMMUNICATION WITH: Mr. Joe Abell, General Manager of Housing at CAFB

DATE OF COMMUNICATION: APRIL 14, 2005

TELEPHONE NUMBER: (843) 963-3819

CONDUCTED BY: Lisa Paige

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RE: New Temporary Lodging Facility

Called at 1:41pm and left a message. I called regarding current off-base housing costs.

**RECORD OF COMMUNICATION**

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PROJECT TASK: NEW TEMPORARY LODGING FACILITY, ENVIRONMENTAL ASSESSMENT

COMMUNICATION WITH: Shannon Hicks

DATE OF COMMUNICATION: MAY 9, 2005

TELEPHONE NUMBER: (843) 747-4323 x123

CONDUCTED BY: Lisa Paige

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RE: New Temporary Lodging Facility

**SUMMARY:** Ms. Shannon Hicks of SCDHEC and I spoke about permitting of the wetland (CH21) that potentially could be impacted with the construction of new TLFs.

She stated that I would have to contact the Army Corps of Engineers to get the full requirements of preserving/protecting the wetlands should the proposed action be implemented.

I confirmed with her the requirement for the Land Disturbance Permit – the site is over 2 acres, therefore it will require a land disturbance permit as well as Erosion and Sediment Control submittal. The Erosion and Sediment Control plan will need to be submitted in both digital and written copy to OCRM with coordination to the Corps of Engineers.

**RECORD OF COMMUNICATION**

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PROJECT TASK: NEW TEMPORARY LODGING FACILITY, ENVIRONMENTAL ASSESSMENT

COMMUNICATION WITH: Charlie Crosby

DATE OF COMMUNICATION: MAY 9, 2005

TELEPHONE NUMBER: (843) 329-8026

CONDUCTED BY: Lisa Paige

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RE: New Temporary Lodging Facility

**SUMMARY:** Mr. Charlie Crosby and I discussed the particular wetland (CH21) that could be impacted should the proposed action be implemented.

Mr. Crosby confirmed that the Corps of Engineers has NOT delineated the wetland in question and this will need to happen before any construction can begin. He stated that CAFB would need to submit to the Corps of Engineers in writing the request for delineation as well as a plat of the area.

He also stated that CAFB could build all the way to the edge of the wetland, as long as it was not filled in with material.

**RECORD OF COMMUNICATION**

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PROJECT TASK: NEW TEMPORARY LODGING FACILITY, ENVIRONMENTAL ASSESSMENT

COMMUNICATION WITH: Susan Yates

DATE OF COMMUNICATION: MAY 9, 2005

TELEPHONE NUMBER: (843) 740-1590

CONDUCTED BY: Lisa Paige

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RE: New Temporary Lodging Facility

**SUMMARY:** I called SCDHEC and asked to speak with Mr. Mark Hiott of the Air quality Control Div. And was told he was out of the office. I was transferred to Ms. Susan Yates, where I left a message regarding Asbestos Abatement for the demolition of the existing TLF facilities.

**FOLLOW UP:**

After additional review of the information given to ZAPATAENGINEERING on the existing TLFs, asbestos was previously noted as not being present at the demolition sites. No further action would be needed to follow up on the Asbestos Abatement.

## RECORD OF COMMUNICATION

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PROJECT TASK: NEW TEMPORARY LODGING FACILITY, ENVIRONMENTAL ASSESSMENT

COMMUNICATION WITH: Mr. Joe Abell, General Manager of Housing at CAFB

DATE OF COMMUNICATION: MAY 31, 2005

TELEPHONE NUMBER: (843) 963-3819

CONDUCTED BY: Lisa Paige

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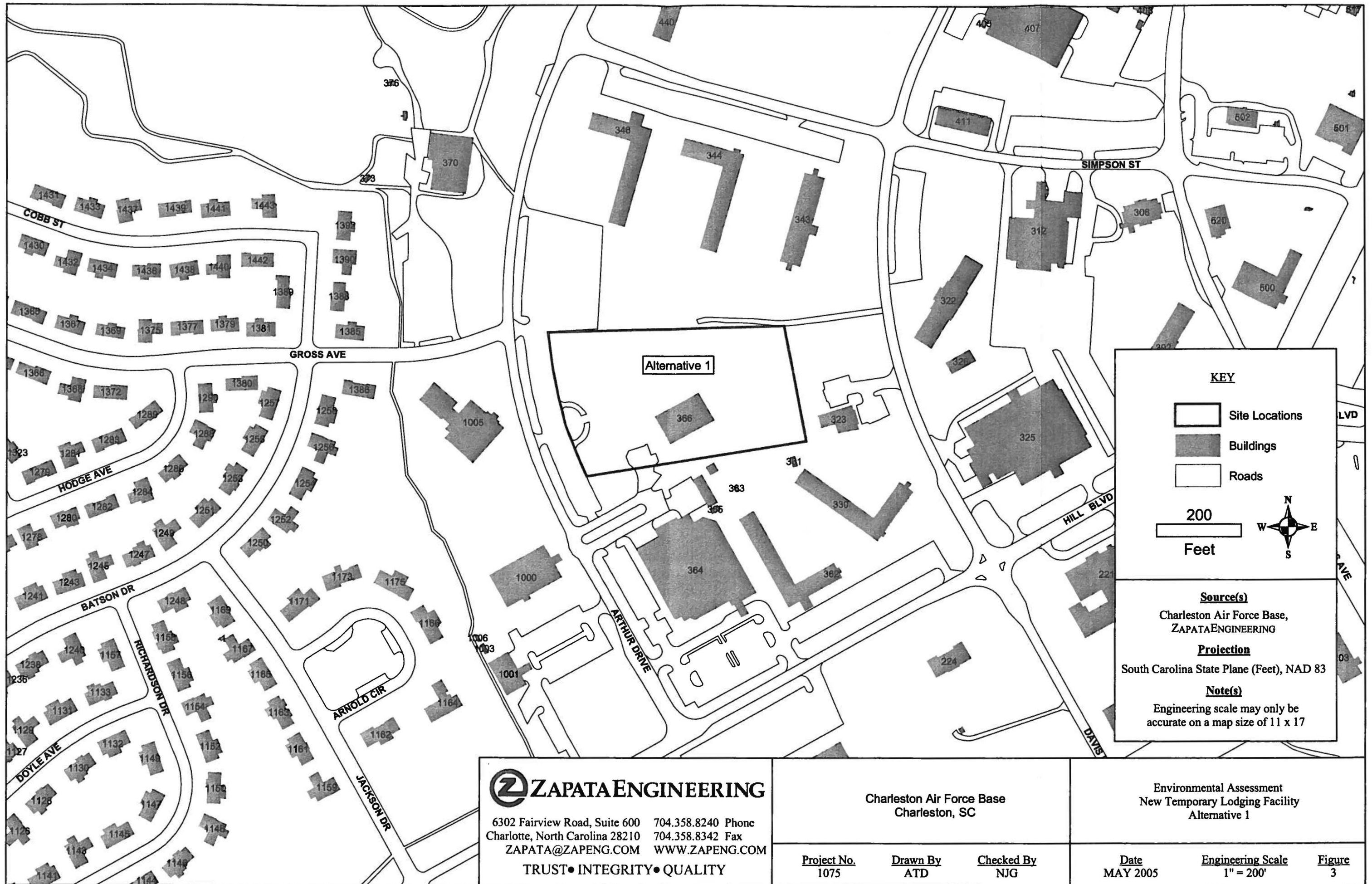
RE: New Temporary Lodging Facility

Called at 9:08 AM and spoke with Mr. Abell regarding information in the Needs Assessment Report, July 1995. I compiled an email of questions for Mr. Abell and emailed it to him at 9:40 AM.

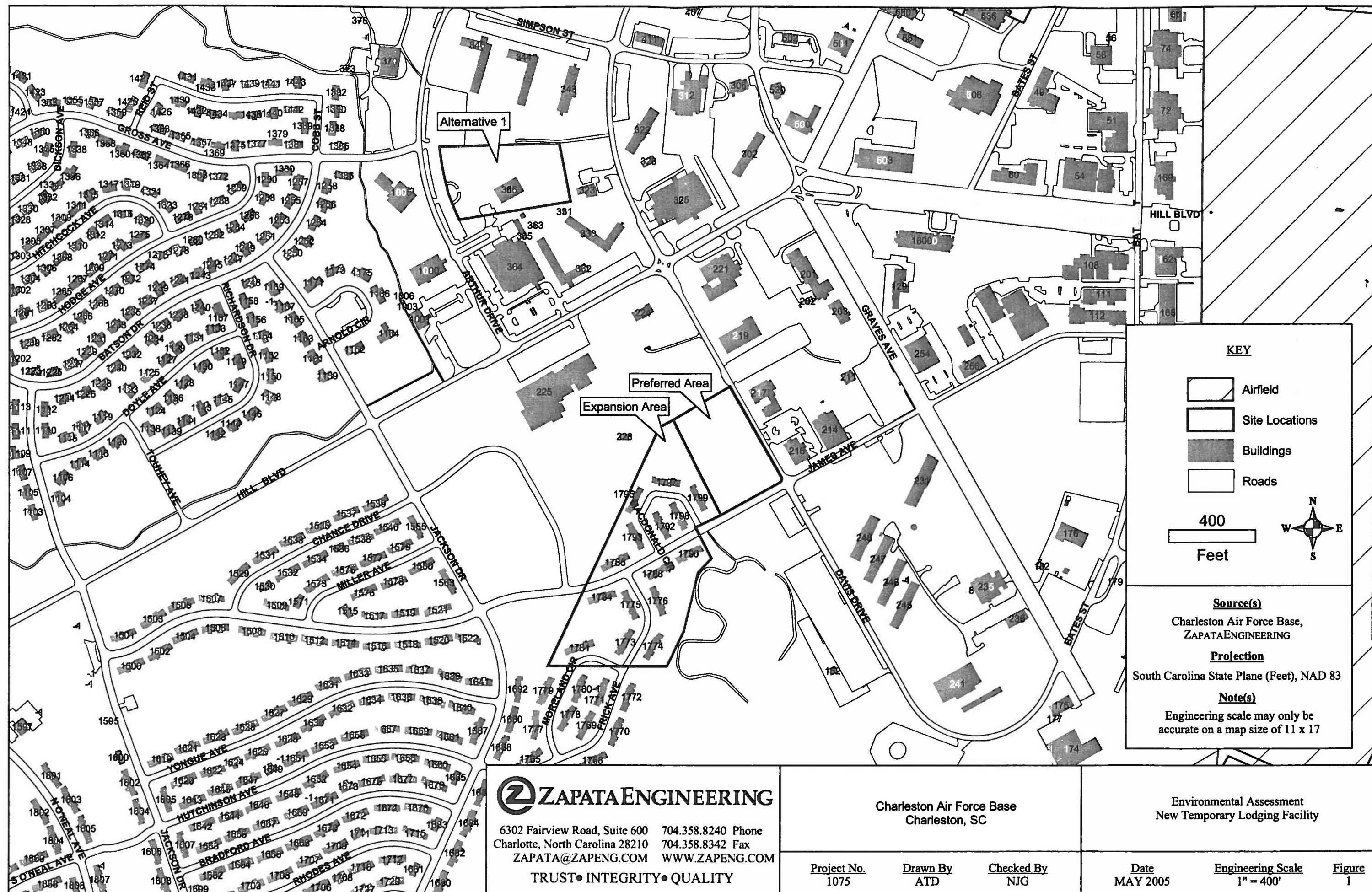
### FOLLOW UP:

Mr. Abell emailed his responses to me on June 1, 2005 regarding my questions on the base housing. The question and answers are as follows:

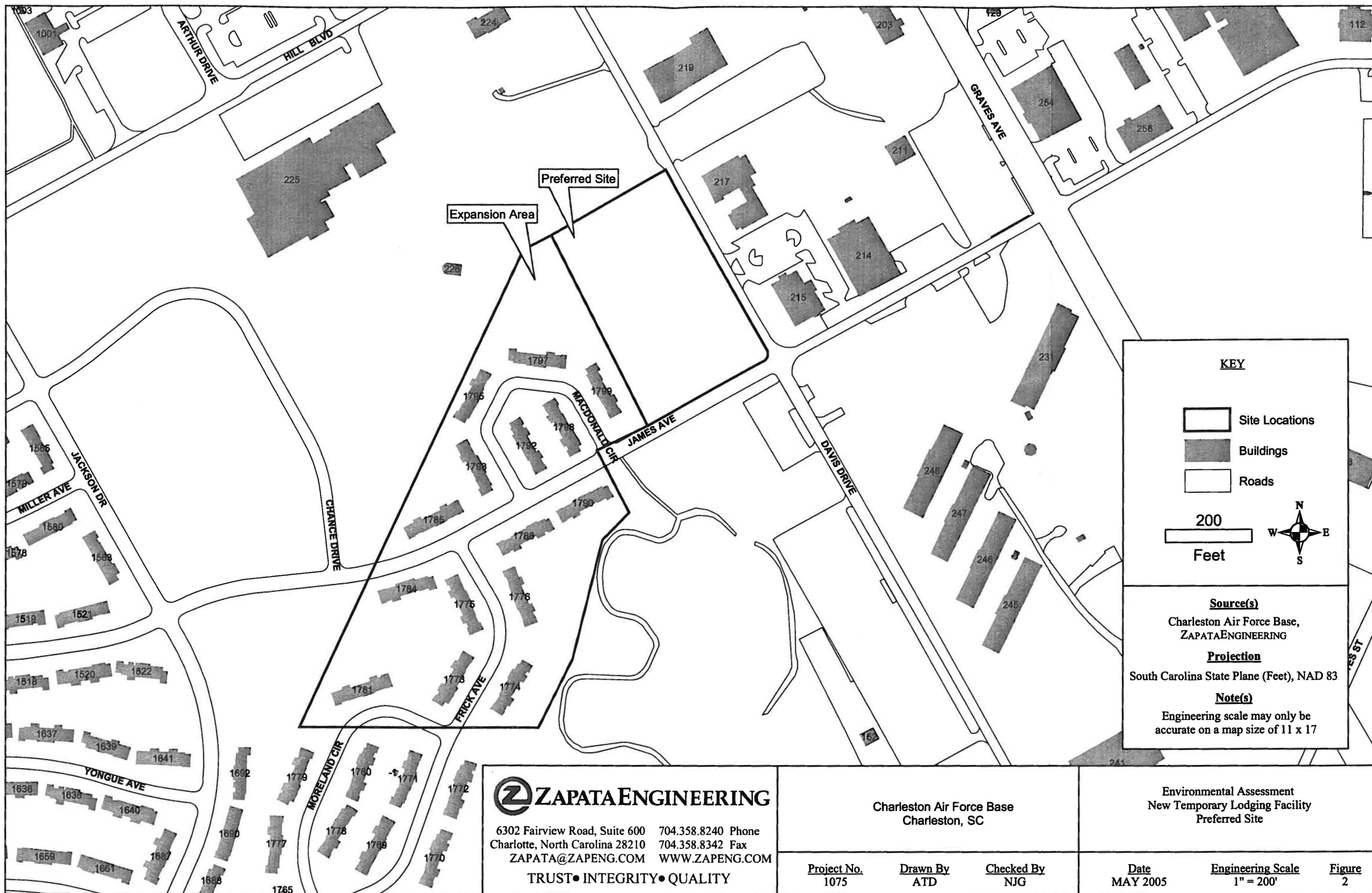
- 1) The information that we have is based on a 1995 (reissued in 2001) DKFX03-5005 Final Report for TLF Needs Assessment. It states that 37 Units are required to handle the incoming and outgoing number of families. Is this still correct? **37 - 40 units is correct.**
- 2) What are the current housing costs for families that are moved off-base due to lack of space in the TLF's? **I approve 6 TLE requests per week, 25 families per month at 30 days each average at \$76 average per night equals \$57,000 per month. This includes guests who refuse to stay in lodging due to the condition of the buildings.**
- 3) What are the current hotel rates - the report that we are using states an average daily rate of \$61.80 in 1993. **\$76 plus applicable taxes/fees per night.**
- 4) What are the current number of PCS employees and families in and out of CAFB? **70 per month average per 437 MSG/MSS. This is accurate as of 1 June 05.**













1. Preferred Site – Looking north across site from James Avenue near Davis Drive.



2. Preferred Site – Looking southwest along James Avenue and rip-rap lined drainage ditch.





3. Preferred Site – Looking northwest along riprap-lined ditch from near intersection of James Avenue and Davis Drive.



4. Preferred Site – Looking south-southwest across the site towards James Avenue.





5. Preferred Site – Looking north at typical housing units (Building 1799) and streetscape in the area of proposed expansion area.



6. Preferred Site Expansion Area – Looking southwest at setback from nature trail adjacent to Building 1790 off James Avenue.





7. Preferred Site Expansion Area –Looking south-southeast from James Avenue and Chance Drive at open field and housing units.



8. Preferred Site Expansion Area –Looking southeast beside Building 1790 at perimeter of expansion area and adjacent nature trail.





9. Alternative 1 – From center, looking west.



10. Alternative 1 – From center, looking northwest.





11. Alternative 1 – From center, looking north-northwest toward Building 346.



12. Alternative 1 – From center, looking north toward Buildings 344 and 343.



13. Alternative 1 – From center, looking southeast toward Building 330.



